



# RESIDENTIAL FORECLOSURE ANALYSIS

1st Quarter 2015

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## EXECUTIVE Summary

### ECONOMY

#### Population

- According to the Department of Motor Vehicles ("DMV"), population in-migration to Clark County showed negative growth during the first quarter of 2015. There were 4,951 driver's licenses surrendered at local branches in March of 2015, down 9.1 percent when compared to the same month a year ago. In the past 12 months, driver's license surrenders totaled 62,799, down 4.0 percent from the same month a year ago.
- The number of electric meters connected at residential properties has been reporting positive year-over-year growth for the past ten months. The number of connections totaled 777,305 at the close of March 2015, up 1.5 percent from March 2014.

#### Unemployment

- The unemployment rate in the Las Vegas-Paradise MSA dropped to 7.2 percent in March 2015, down 1.2 percentage points from the 8.4 percent reported a year ago. However, this remains 1.6 percentage points higher than the national average of 5.6 percent. In Nevada, initial unemployment insurance claims increased 5.9 percent annually from 13,267 in March 2014 to 14,044 in March 2015.

#### Employment

- Employment in the Las Vegas-Paradise MSA increased by 24,600 jobs (+2.8 percent) in March of 2015 from a year ago. The leisure and hospitality sector reported the greatest increase with 8,100 jobs. Other sectors with substantial gains included construction (+6,400 jobs), trade, transportation and utilities (+4,400 jobs), professional and business services (+2,900 jobs), and education and health services (+1,700 jobs). Financial activities was the only sector to report an annual decline, falling by 700 jobs.

#### Tourism Industry

- The Las Vegas Convention and Visitors Authority reported 41.1 million visitors for the 12 months ending March 2015, an increase of 2.3 percent from a year ago. Revenue per available room ("RevPAR") decreased by 15.8 percent to \$107.10. This is due in part to the 9.7-percent decrease in average daily room rates which were \$120.88 for March 2015.
- McCarran International Airport recorded 3.9 million passengers in March 2015, up 1.8 percent from March 2014. Southwest Airlines continues to serve more passengers than any other air carrier, reporting 1.5 million passengers for March 2015. Delta reported the second highest passenger count with 342,795 during the month.
- According to the Nevada Gaming Control Board, Clark County reported gross gaming revenues of \$826.4 million in March 2015 which represents a 4.0-percent decrease from a year ago. For the past 12 months, gaming revenues have declined by 0.1 percent. Downtown Las Vegas, however, reported a year-over-year increase in gross gaming revenues of 4.6 percent, rising to \$53.6 million.

### REAL ESTATE MARKET

#### New Homes

- The new home market had 602 closings for the month of March 2015, up 32.6 percent from a year ago. For the past 12 months, closings have decreased 7.3 percent to 6,269. The median new home price increased to \$310,000, which is up 7.4 percent from \$288,674 in March 2014. New residential permits for the Las Vegas area experienced a 47.1 percent increase, reporting 781 permits for March 2015. This gain demonstrates the increased demand in the residential market.

#### Existing Homes

- The resale market witnessed a slight decline in closings, with sales totaling 3,803 in March 2015, down 0.9 percent from a year ago. For the past 12 months, closings have declined 10.4 percent to 41,768. Although sales declined, the median existing home price increased 8.5 percent year-over-year to \$178,000. Active foreclosures reported a decline of 18.8 percent for the 12 months ending March 2015 as the housing market continues to improve.

#### Commercial Markets

- The Las Vegas office market reported a vacancy rate of 23.3 percent during the first quarter of 2015, down 0.1 percentage point compared to the prior quarter. The market witnessed 94,663 square feet of positive net absorption during the quarter. Prices continued to drop slowly, as the quarter ended with an average asking rate of \$1.86 per square foot, down 1.1 percent from the prior period. Completions brought 69,021 square feet into the market during the quarter, and there is 240,338 square feet of space actively under construction.
- The retail sector ended the first quarter of 2015 with a vacancy rate of 9.3 percent, which is a 0.2-percent point decrease from the prior quarter. The market reported 210,111 square feet of positive net absorption and an average asking rate of \$1.58 per square foot, which represents a decline of 3.1 percent from the prior quarter. There were 107,769 square feet of new completions added to the market, bringing the total inventory to 52.5 million square feet. The amount of space under construction totaled 688,244 square feet at the end of the quarter.
- During the first quarter of 2015, the industrial market vacancy rate dropped to 7.5 percent, representing the thirteenth quarter of negative growth. The rate marks a decrease of 0.7 percent from the prior quarter. Net absorption for the quarter was positive 1.2 million square feet, while average asking rates increased to \$0.57 per square foot and are now up 9.6 percent from a year ago. The amount of space actively under construction totaled 2.2 million square feet, with new completions totaling 505,228 square feet. These new completions brought the total inventory to 108.6 million square feet.

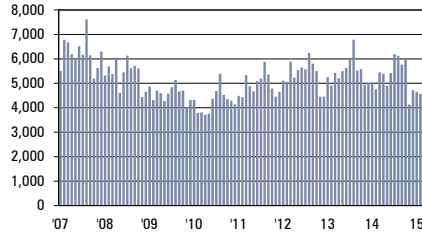
### FORECLOSURE MARKET (CITY OF LAS VEGAS)

- Clark County reported 1,016 notices of default for March 2015, an increase of 99.6 percent from the 509 notices reported March 2014. The City of Las Vegas reported 323 notices of default, accounting for 31.8 percent of the county-wide total. When looking at the 12 months ending March 2015, Clark County reported a 20.2-percent year-over-year decrease, and the City of Las Vegas reported an 18.6-percent decrease in the number of notices of default.
- The City of Las Vegas reported 123 foreclosures in March 2015, accounting for 30.7 percent of the 401 foreclosures reported county-wide. Foreclosures in Clark County and the City of Las Vegas have decreased 42.1 percent and 38.2 percent from a year ago, respectively.
- Ward 5 reported the highest rate of notices of default for the 12 months ending March 2015 with 17.8 per 1,000 housing units. Meanwhile, Ward 2 reported the lowest rate of notices of default and foreclosures for the 12 months ending March 2015, with 11.5 and 4.8 per 1,000 housing units, respectively. Ward 1 and 5 each reported a foreclosure rate of 9.9 for the past 12 months.
- Clark County reported 441 REO sales in March 2015, with the City of Las Vegas accounting for 31.5 percent of the total with 139. The City reported a median sale price of \$148,000 for the month, up 15.1 percent from a year ago.

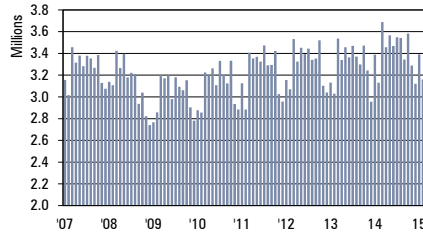


## ECONOMIC Summary

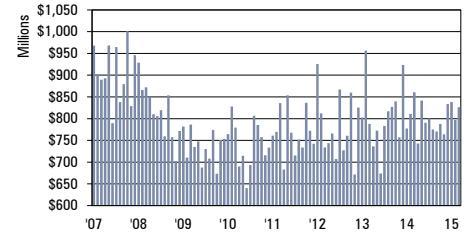
**Clark County:**  
**DRIVERS LICENSE SURRENDERS**



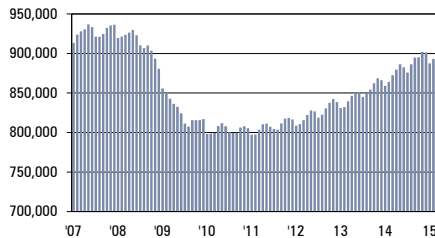
**Las Vegas:**  
**VISITOR VOLUME**



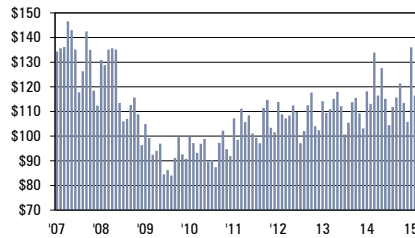
**Clark County:**  
**GROSS GAMING REVENUES**



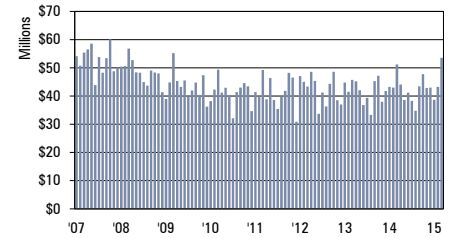
**Las Vegas MSA:**  
**EMPLOYMENT**



**Las Vegas:**  
**AVERAGE DAILY ROOM RATES**



**Las Vegas:**  
**DOWNTOWN GROSS GAMING REVENUES**

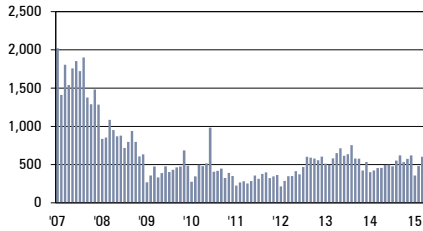


ECONOMY	Most Recent Data Available	Indicator Values			Growth Rates			
		Current Month	Previous Month	Same Month Previous Year	vs. Previous Month	vs. Same Month Previous Year		
General Statistics								
Southern Nevada Drivers License Surrenders	Mar-15	4,951	4,570	5,449	8.3%	▲	-9.1%	▼
Southern Nevada Electric Meter Connections	Mar-15	777,305	775,638	766,135	0.2%	▲	1.5%	▲
Clark County Taxable Retail Sales	Mar-15	\$3,411,278,292	\$2,899,119,280	\$3,343,434,038	17.7%	▲	2.0%	▲
Nevada Initial Unemp. Insurance Claims	Mar-15	14,044	13,226	13,267	6.2%	▲	5.9%	▲
Las Vegas MSA Unemployment Rate	Mar-15	7.2%	7.2%	8.4%	0.0%	◊	-1.2%	▼
Las Vegas MSA Total Employment	Mar-15	897,100	893,100	872,500	0.4%	▲	2.8%	▲
Office-using Employment	Mar-15	354,300	353,300	349,800	0.3%	▲	1.3%	▲
Industrial-using Employment	Mar-15	131,200	129,600	122,500	1.2%	▲	7.1%	▲
Retail-using Employment	Mar-15	192,900	192,600	188,400	0.2%	▲	2.4%	▲
Tourism Industry								
Las Vegas Visitor Volume	Mar-15	3,624,587	3,160,569	3,688,357	14.7%	▲	-1.7%	▼
McCarran Int'l Total Passengers	Mar-15	3,863,154	3,162,945	3,784,028	22.1%	▲	2.1%	▲
Las Vegas Convention Attendance	Mar-15	551,793	550,271	624,772	0.3%	▲	-11.7%	▼
Las Vegas Room Inventory	Mar-15	150,255	150,255	150,593	0.0%	◊	-0.2%	▼
Average Daily Room Rate	Mar-15	\$120.88	\$116.48	\$133.92	3.8%	▲	-9.7%	▼
Hotel/Motel Occupancy Rate	Mar-15	88.6%	84.7%	91.8%	3.9%	▲	-3.2%	▼
Clark County Gaming Market								
Gross Gaming Revenues	Mar-15	\$826,527,473	\$796,902,195	\$860,456,893	3.7%	▲	-3.9%	▼
Slot Machine Coin-in	Mar-15	\$7,501,072,130	\$6,833,106,458	\$7,525,494,958	9.8%	▲	-0.3%	▼
Win Per Slot Machine Per Day	Mar-15	\$155.93	\$137.19	\$148.16	13.7%	▲	5.2%	▲
Game & Table Drop	Mar-15	\$2,609,397,090	\$2,492,611,019	\$2,537,842,792	4.7%	▲	2.8%	▲
Win Per Game & Table Per Day	Mar-15	\$1,935	\$2,159	\$2,289	-10.4%	▼	-15.5%	▼
Las Vegas Downtown Gaming Market								
Gross Gaming Revenues	Mar-15	\$53,569,175	\$43,263,178	\$51,216,827	23.8%	▲	4.6%	▲
Slot Machine Coin-in	Mar-15	\$518,785,598	\$452,434,548	\$538,057,913	14.7%	▲	-3.6%	▼
Win Per Slot Machine Per Day	Mar-15	\$123.44	\$96.24	\$111.29	28.3%	▲	10.9%	▲
Game & Table Drop	Mar-15	\$124,410,760	\$101,254,703	\$123,844,175	22.9%	▲	0.5%	▲
Win Per Game & Table Per Day	Mar-15	\$1,003	\$885	\$1,035	13.3%	▲	-3.1%	▼

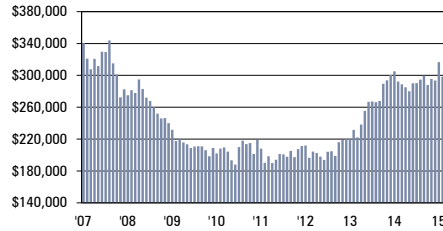


## REAL ESTATE Summary

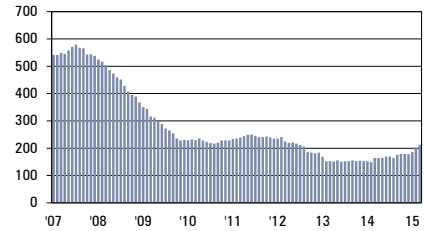
**Clark County:**  
NEW HOME SALES



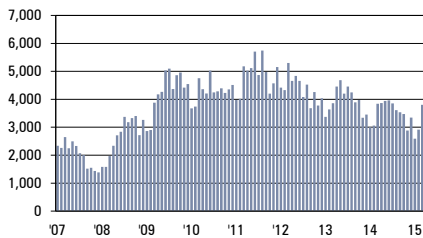
**Clark County:**  
MEDIAN NEW HOME SALES PRICE



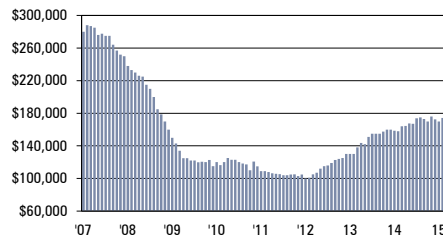
**Clark County:**  
ACTIVE SUBDIVISIONS



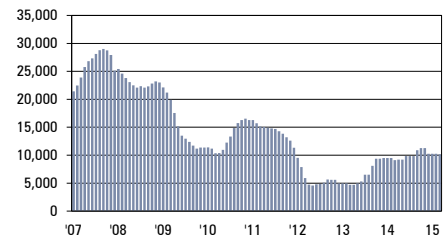
**Clark County:**  
EXISTING HOME SALES



**Clark County:**  
MEDIAN EXISTING HOMES SALES PRICE



**Clark County:**  
RESALE LISTINGS (MLS)



REAL ESTATE	Most Recent Data Available	Indicator Values			Growth Rates			
		Current Period	Previous Period	Same Period Previous Year	vs. Previous Period	vs. Same Period Previous Year		
Clark County New Homes								
New Home Sales	Mar-15	602	481	454	25.2%	▲	32.6%	▲
Median New Home Sales Price	Mar-15	\$310,000	\$298,375	\$288,674	3.9%	▲	7.4%	▲
Active Subdivisions	Mar-15	213	202	164	5.4%	▲	29.9%	▲
Clark County Existing Homes								
Existing Home Sales	Mar-15	3,803	2,916	3,837	30.4%	▲	-0.9%	▼
Median Existing Home Sales Price	Mar-15	\$178,000	\$174,277	\$164,000	2.1%	▲	8.5%	▲
Resale Listings (MLS)	Mar-15	10,162	10,255	9,113	-0.9%	▼	11.5%	▲
Owner Occupied	Mar-15	4,083	3,987	3,423	2.4%	▲	19.3%	▲
Tenant Occupied	Mar-15	1,673	1,503	1,383	11.3%	▲	21.0%	▲
Vacant	Mar-15	4,406	4,765	4,307	-7.5%	▼	2.3%	▲
Office Market								
Inventory (SF)	Q1 2015	52,941,542	52,872,521	52,388,839	0.1%	▲	1.1%	▲
Under Construction (SF)	Q1 2015	240,338	273,696	657,000	-12.2%	▼	-63.4%	▼
Vacancy Rate	Q1 2015	23.3%	23.4%	24.5%	-0.1%	▼	-1.2%	▼
Asking Price (PSF)	Q1 2015	\$1.86	\$1.88	\$1.85	-1.1%	▼	0.5%	▲
Net Absorption (SF)	Q1 2015	94,663	312,101	-82,357	-69.7%	▼	-	▲
Retail Market								
Inventory (SF)	Q1 2015	52,519,161	52,411,392	50,595,540	0.2%	▲	3.8%	▲
Under Construction (SF)	Q1 2015	688,244	407,769	2,197,702	68.8%	▲	-68.7%	▼
Vacancy Rate	Q1 2015	9.3%	9.5%	9.2%	-0.2%	▼	0.1%	▲
Asking Price (PSF)	Q1 2015	\$1.58	\$1.63	\$1.49	-3.1%	▼	6.0%	▲
Net Absorption (SF)	Q1 2015	210,111	1,302,435	115,327	-83.9%	▼	82.2%	▲
Industrial Market								
Inventory (SF)	Q1 2015	108,608,572	108,103,344	107,845,433	0.5%	▲	0.7%	▲
Under Construction (SF)	Q1 2015	2,228,838	2,289,610	1,322,543	-2.7%	▼	68.5%	▲
Vacancy Rate	Q1 2015	7.5%	8.2%	10.8%	-0.7%	▼	-3.3%	▼
Asking Price (PSF)	Q1 2015	\$0.57	\$0.55	\$0.52	3.6%	▲	9.6%	▲
Net Absorption (SF)	Q1 2015	1,235,404	705,154	1,536,597	75.2%	▲	-19.6%	▼



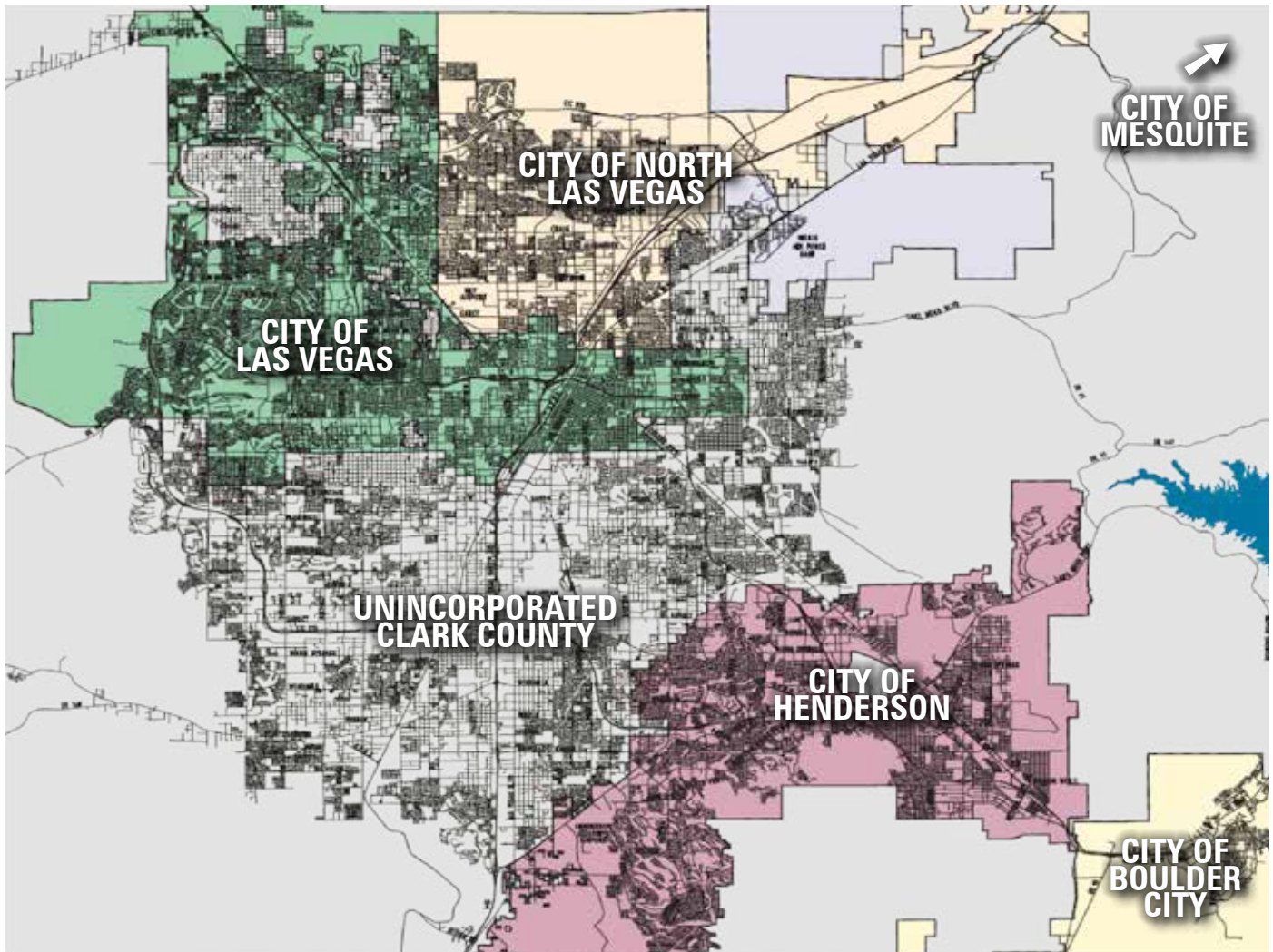


## FORECLOSURE RANKINGS BY **Jurisdiction**

Rankings (1 = Highest Rate)

SOUTHERN NEVADA FORECLOSURE RANKINGS	Rate of Notices of Default			Rate of Trustee Deeds (Foreclosures)		
	Current Month	Trailing 3 Months	Trailing 12 Months	Current Month	Trailing 3 Months	Trailing 12 Months
<b>City of Las Vegas</b>	2	2	2	3	2	2
City of Henderson	3	4	4	5	4	4
City of North Las Vegas	1	1	1	2	1	1
City of Mesquite	6	6	5	1	5	5
City of Boulder City	5	5	6	6	6	6
Unincorporated Clark County	4	3	3	4	3	3

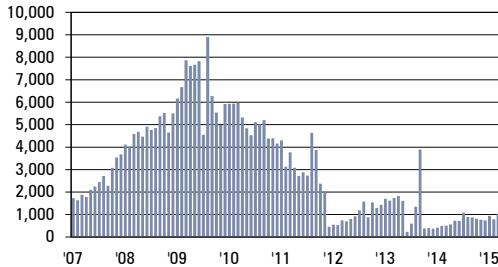
## SOUTHERN NEVADA **Jurisdictions**



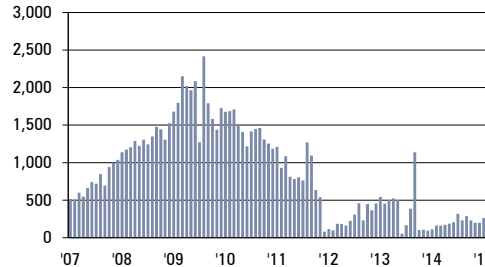


## FORECLOSURE ACTIVITY BY Jurisdiction

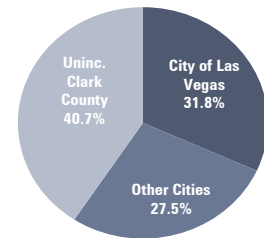
**Clark County:**  
NOTICES OF DEFAULT



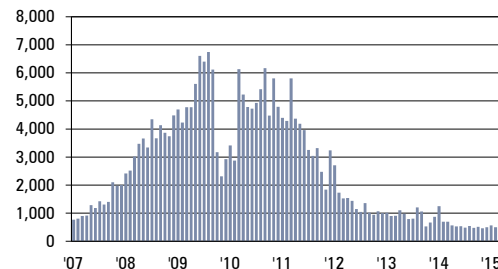
**City of Las Vegas:**  
NOTICES OF DEFAULT



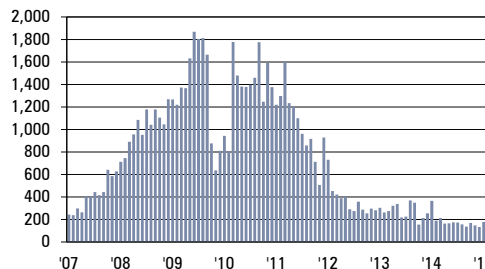
**Distribution:**  
NOTICES OF DEFAULT



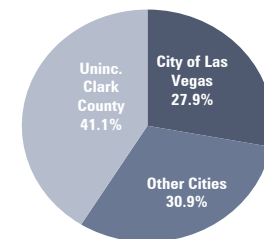
**Clark County:**  
NOTICES OF TRUSTEE SALE



**City of Las Vegas:**  
NOTICES OF TRUSTEE SALE



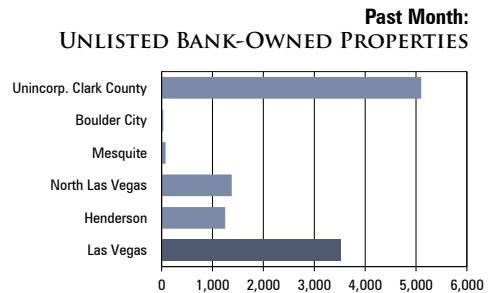
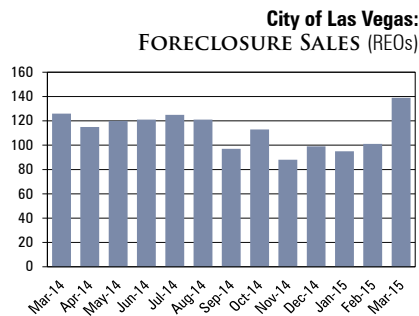
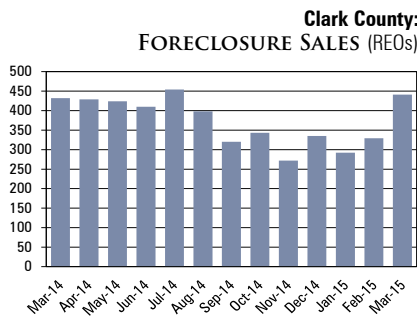
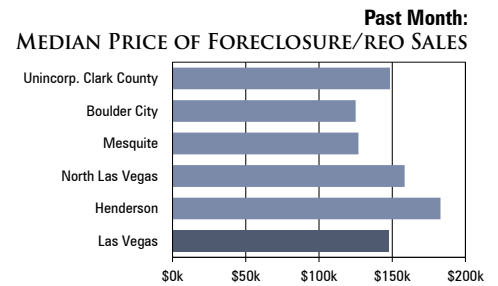
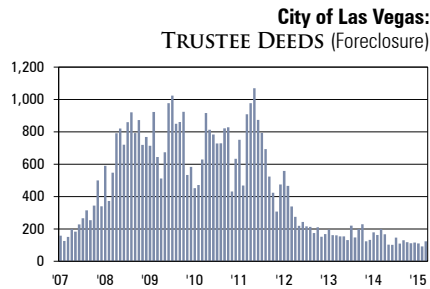
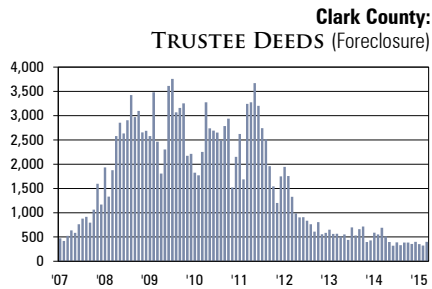
**Distribution:**  
NOTICES OF TRUSTEE SALE



PRE-FORECLOSURE ACTIVITY	Incorporated Cities					Unincorp. Clark County	Total Clark County
	Las Vegas	Henderson	North Las Vegas	Mesquite	Boulder City		
Housing Units							
Number of Housing Units	188,336	98,106	68,862	8,633	6,692	285,599	656,228
As a % of Total Housing Units	28.7%	14.9%	10.5%	1.3%	1.0%	43.5%	100.0%
Notices of Default							
Current Month	323	143	131	1	4	414	1,016
Trailing 3 Months	828	371	357	10	11	1,164	2,741
Trailing 12 Months	2,857	1,337	1,310	68	34	4,284	9,890
Notices of Default (As a % of Total)							
Current Month	31.8%	14.1%	12.9%	0.1%	0.4%	40.7%	100.0%
Trailing 3 Months	30.2%	13.5%	13.0%	0.4%	0.4%	42.5%	100.0%
Trailing 12 Months	28.9%	13.5%	13.2%	0.7%	0.3%	43.3%	100.0%
Rate of Default Notices	(X Per 1,000 Housing Units)						
Current Month	1.7	1.5	1.9	0.1	0.6	1.4	1.5
Trailing 3 Months	4.4	3.8	5.2	1.2	1.6	4.1	4.2
Trailing 12 Months	15.2	13.6	19.0	7.9	5.1	15.0	15.1
Notices of Trustee Sale							
Current Month	175	84	103	4	3	258	627
Trailing 3 Months	505	220	231	12	6	719	1,693
Trailing 12 Months	1,923	773	828	45	19	2,718	6,306
Notices of Trustee Sale (As a % of Total)							
Current Month	27.9%	13.4%	16.4%	0.6%	0.5%	41.1%	100.0%
Trailing 3 Months	29.8%	13.0%	13.6%	0.7%	0.4%	42.5%	100.0%
Trailing 12 Months	30.5%	12.3%	13.1%	0.7%	0.3%	43.1%	100.0%
Rate of Notices of Trustee Sale	(X Per 1,000 Housing Units)						
Current Month	0.9	0.9	1.5	0.5	0.4	0.9	1.0
Trailing 3 Months	2.7	2.2	3.4	1.4	0.9	2.5	2.6
Trailing 12 Months	10.2	7.9	12.0	5.2	2.8	9.5	9.6



## FORECLOSURE ACTIVITY BY Jurisdiction

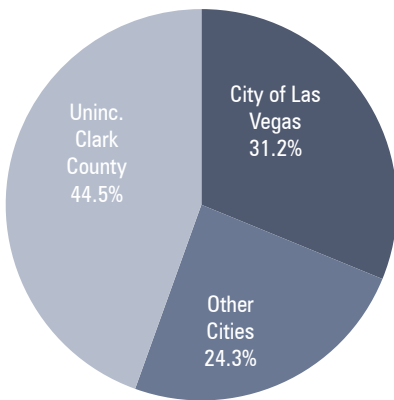


FORECLOSURE ACTIVITY	Incorporated Cities					Unincorp. Clark County	Total Clark County
	Las Vegas	Henderson	North Las Vegas	Mesquite	Boulder City		
Housing Units							
Number of Housing Units	188,336	98,106	68,862	8,633	6,692	285,599	656,228
As a % of Total Housing Units	28.7%	14.9%	10.5%	1.3%	1.0%	43.5%	100.0%
Trustee Deeds (Foreclosures)							
Current Month	123	48	58	9	2	161	401
Trailing 3 Months	325	140	148	11	2	450	1,076
Trailing 12 Months	1,427	529	596	41	14	1,949	4,556
Trustee Deeds (Forecl.) (As a % of Total)							
Current Month	30.7%	12.0%	14.5%	2.2%	0.5%	40.1%	100.0%
Trailing 3 Months	30.2%	13.0%	13.8%	1.0%	0.2%	41.8%	100.0%
Trailing 12 Months	31.3%	11.6%	13.1%	0.9%	0.3%	42.8%	100.0%
Rate of Trustee Deeds (Foreclosures)	(X Per 1,000 Housing Units)						
Current Month	0.7	0.5	0.8	1.0	0.3	0.6	0.6
Trailing 3 Months	1.7	1.4	2.1	1.3	0.3	1.6	1.6
Trailing 12 Months	7.6	5.4	8.7	4.7	2.1	6.8	6.9
Foreclosure Sales (REOs)							
Current Month	139	65	50	4	3	180	441
Trailing 3 Months	335	119	132	9	7	460	1,062
Trailing 12 Months	1,334	527	575	33	21	1,957	4,447
Foreclosure Sales (REOs) (As a % of Total)							
Current Month	31.5%	14.7%	11.3%	0.9%	0.7%	40.8%	100.0%
Trailing 3 Months	31.5%	11.2%	12.4%	0.8%	0.7%	43.3%	100.0%
Trailing 12 Months	30.0%	11.9%	12.9%	0.7%	0.5%	44.0%	100.0%
Median Price of Foreclosure/REO Sales							
Current Month	\$148,000	\$183,000	\$158,500	\$126,950	\$125,000	\$148,500	\$155,000
Trailing 3 Months	\$145,000	\$190,597	\$158,000	\$126,300	\$169,000	\$147,300	\$152,390
Trailing 12 Months	\$143,425	\$187,000	\$152,500	\$126,300	\$165,469	\$144,000	\$150,000

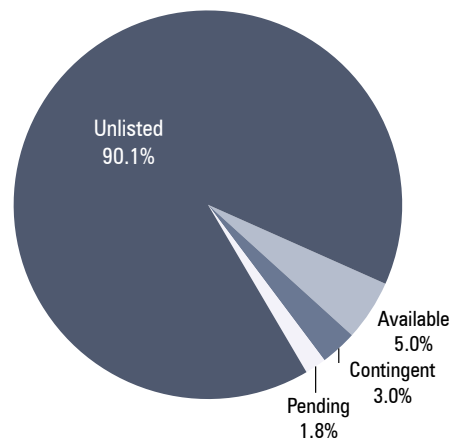


## FORECLOSURE ACTIVITY BY Jurisdiction

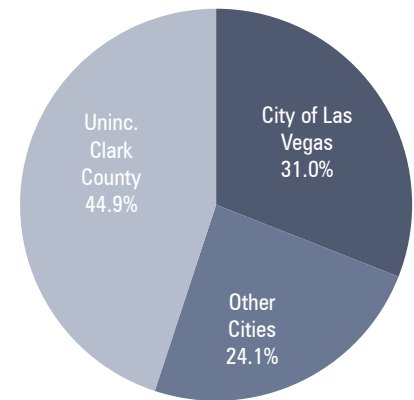
**Distribution:**  
BANK-OWNED PROPERTIES (REOs)



**City of Las Vegas:**  
LISTED STATUS OF BANK-OWNED PROPERTIES (REOs)



**Distribution:**  
UNLISTED BANK-OWNED PROPERTIES (REOs)



Inventory Analysis	Incorporated Cities					Unincorp. Clark County	Total Clark County
	Las Vegas	Henderson	North Las Vegas	Mesquite	Boulder City		
Housing Units							
Number of Housing Units	188,336	98,106	68,862	8,633	6,692	285,599	656,228
As a % of Total Housing Units	28.7%	14.9%	10.5%	1.3%	1.0%	43.5%	100.0%
Bank-Owned Properties (REOs)							
Number of Bank-Owned Properties	3,903	1,374	1,552	79	36	5,568	12,512
Distribution of Bank-Owned Properties	31.2%	11.0%	12.4%	0.6%	0.3%	44.5%	100.0%
Listed Status of REOs							
Available in the MLS	197	64	79	2	3	247	592
Contingent in the MLS	119	42	55	1	1	147	365
Pending in the MLS	69	19	39	0	0	71	198
Unlisted	3,518	1,249	1,379	76	32	5,103	11,357
Total	3,903	1,374	1,552	79	36	5,568	12,512
Listed Status of REOs (As a % of Total)							
Available in the MLS	33.3%	10.8%	13.3%	0.3%	0.5%	41.7%	100.0%
Contingent in the MLS	32.6%	11.5%	15.1%	0.3%	0.3%	40.3%	100.0%
Pending in the MLS	34.8%	9.6%	19.7%	0.0%	0.0%	35.9%	100.0%
Unlisted	31.0%	11.0%	12.1%	0.7%	0.3%	44.9%	100.0%
Total	31.2%	11.0%	12.4%	0.6%	0.3%	44.5%	100.0%
Distribution of Listed Status of REOs							
Available in the MLS	5.0%	4.7%	5.1%	2.5%	8.3%	4.4%	4.7%
Contingent in the MLS	3.0%	3.1%	3.5%	1.3%	2.8%	2.6%	2.9%
Pending in the MLS	1.8%	1.4%	2.5%	0.0%	0.0%	1.3%	1.6%
Unlisted	90.1%	90.9%	88.9%	96.2%	88.9%	91.6%	90.8%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

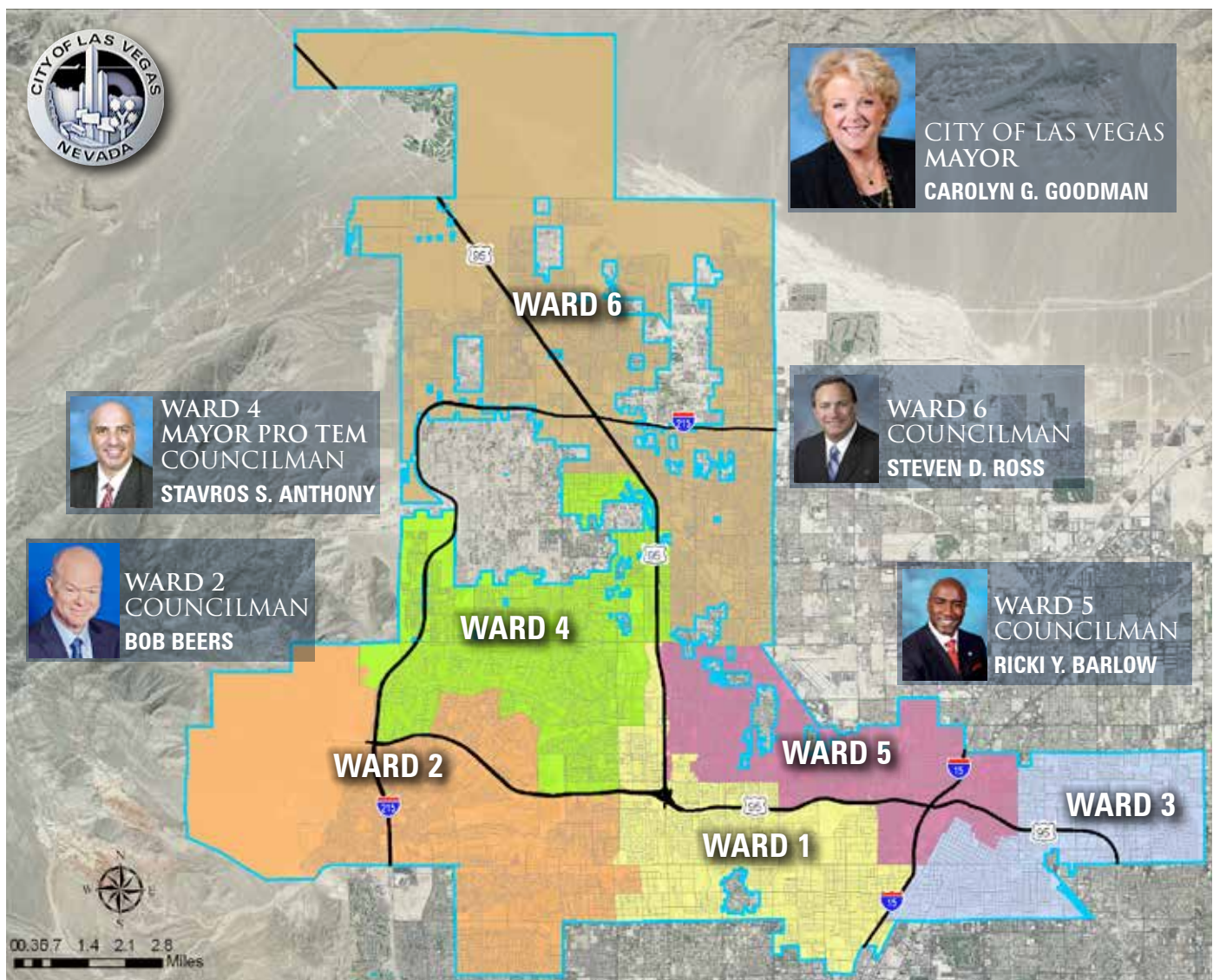




## FORECLOSURE RANKINGS BY **Ward**

LAS VEGAS WARD FORECLOSURE RANKINGS	Rate of Notices of Default			Rate of Trustee Deeds (Foreclosures)		
	Current Month	Trailing 3 Months	Trailing 12 Months	Current Month	Trailing 3 Months	Trailing 12 Months
Ward 1	2	3	2	1	2	2
Ward 2	5	5	6	4	6	6
Ward 3	3	4	4	5	3	3
Ward 4	6	6	5	3	4	5
Ward 5	1	1	1	2	1	1
Ward 6	4	2	3	6	5	4

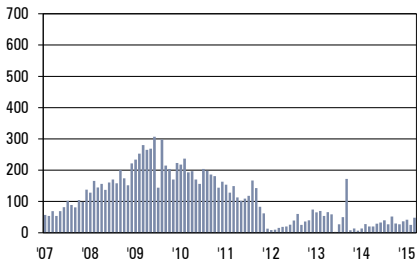
## CITY OF LAS VEGAS **Wards**



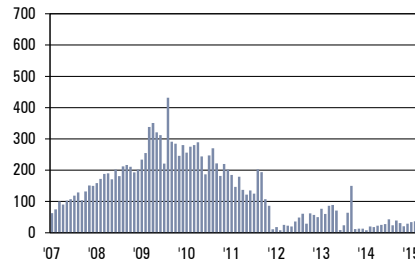


## FORECLOSURE ACTIVITY BY Ward

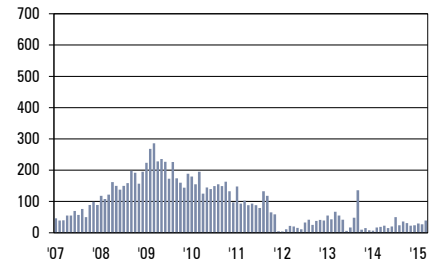
**Ward 1:**  
NOTICES OF DEFAULT



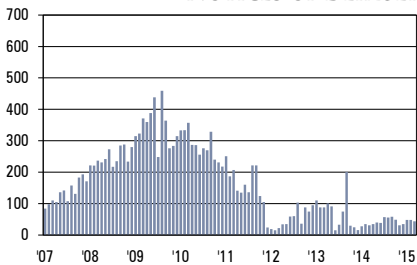
**Ward 2:**  
NOTICES OF DEFAULT



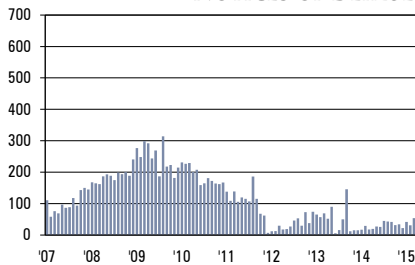
**Ward 3:**  
NOTICES OF DEFAULT



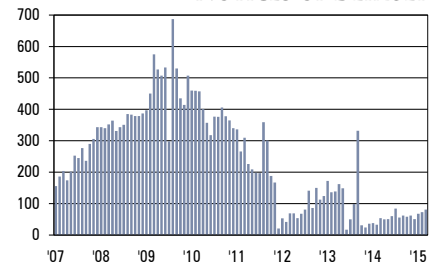
**Ward 4:**  
NOTICES OF DEFAULT



**Ward 5:**  
NOTICES OF DEFAULT



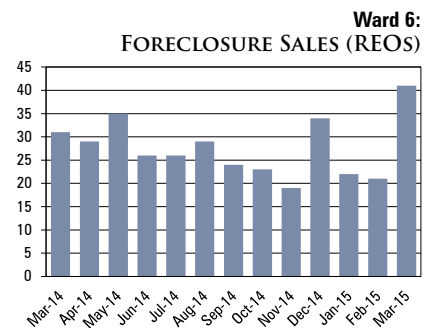
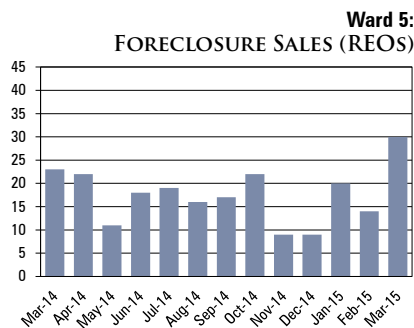
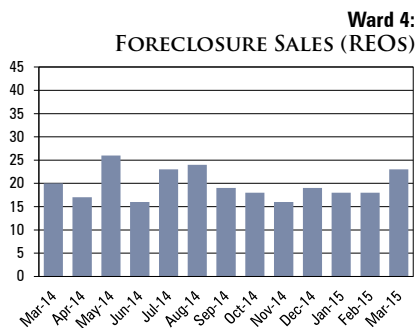
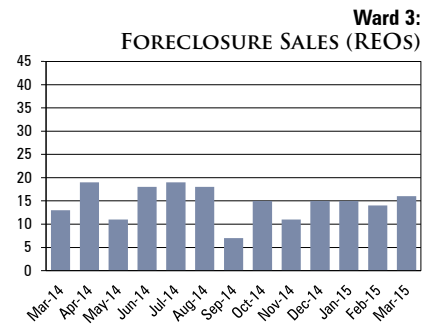
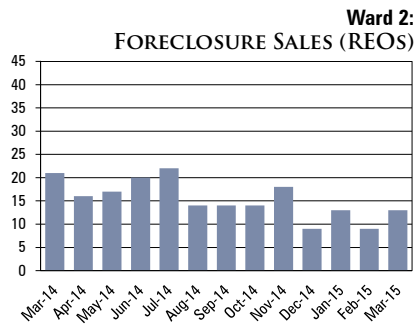
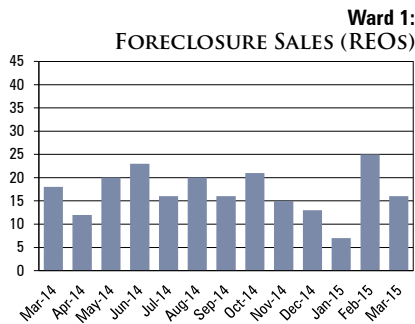
**Ward 6:**  
NOTICES OF DEFAULT



PRE-FORECLOSURE ACTIVITY	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Total City of Las Vegas
<b>Housing Units</b>							
Number of Housing Units	23,940	34,025	21,753	39,550	23,424	45,644	188,336
As a % of Total Housing Units	12.7%	18.1%	11.6%	21.0%	12.4%	24.2%	100.0%
<b>Notices of Default</b>							
Current Month	48	57	39	44	54	81	323
Trailing 3 Months	115	128	96	140	127	222	828
Trailing 12 Months	410	391	342	540	418	756	2,857
<b>Notices of Default (As a % of Total)</b>							
Current Month	14.9%	17.6%	12.1%	13.6%	16.7%	25.1%	100.0%
Trailing 3 Months	13.9%	15.5%	11.6%	16.9%	15.3%	26.8%	100.0%
Trailing 12 Months	14.4%	13.7%	12.0%	18.9%	14.6%	26.5%	100.0%
<b>Rate of Default Notices (X Per 1,000 Housing Units)</b>							
Current Month	2.0	1.7	1.8	1.1	2.3	1.8	1.7
Trailing 3 Months	4.8	3.8	4.4	3.5	5.4	4.9	4.4
Trailing 12 Months	17.1	11.5	15.7	13.7	17.8	16.6	15.2
<b>Notices of Trustee Sale</b>							
Current Month	26	24	19	28	27	51	175
Trailing 3 Months	80	76	64	91	74	120	505
Trailing 12 Months	287	279	269	339	296	453	1,923
<b>Notices of Trustee Sale (As a % of Total)</b>							
Current Month	14.9%	13.7%	10.9%	16.0%	15.4%	29.1%	100.0%
Trailing 3 Months	15.8%	15.0%	12.7%	18.0%	14.7%	23.8%	100.0%
Trailing 12 Months	14.9%	14.5%	14.0%	17.6%	15.4%	23.6%	100.0%
<b>Rate of Notices of Trustee Sale (X Per 1,000 Housing Units)</b>							
Current Month	1.1	0.7	0.9	0.7	1.2	1.1	0.9
Trailing 3 Months	3.3	2.2	2.9	2.3	3.2	2.6	2.7
Trailing 12 Months	12.0	8.2	12.4	8.6	12.6	9.9	10.2



## FORECLOSURE ACTIVITY BY Ward



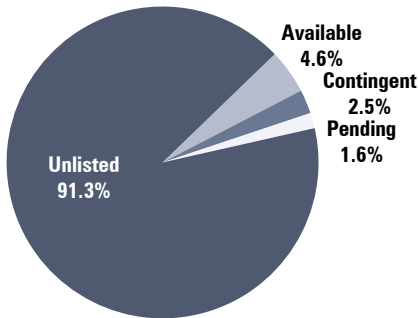
FORECLOSURE ACTIVITY	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Total City of Las Vegas
<b>Housing Units</b>							
Number of Housing Units	23,940	34,025	21,753	39,550	23,424	45,644	188,336
As a % of Total Housing Units	12.7%	18.1%	11.6%	21.0%	12.4%	24.2%	100.0%
<b>Trustee Deeds (Foreclosures)</b>							
Current Month	24	19	12	24	21	23	123
Trailing 3 Months	55	40	43	65	56	66	325
Trailing 12 Months	236	165	199	263	232	332	1,427
<b>Trustee Deeds (Forecl.) (As a % of Total)</b>							
Current Month	19.5%	15.4%	9.8%	19.5%	17.1%	18.7%	100.0%
Trailing 3 Months	16.9%	12.3%	13.2%	20.0%	17.2%	20.3%	100.0%
Trailing 12 Months	16.5%	11.6%	13.9%	18.4%	16.3%	23.3%	100.0%
<b>Rate of Trustee Deeds (Foreclosures)</b>	<b>(X Per 1,000 Housing Units)</b>						
Current Month	1.0	0.6	0.6	0.6	0.9	0.5	0.7
Trailing 3 Months	2.3	1.2	2.0	1.6	2.4	1.4	1.7
Trailing 12 Months	9.9	4.8	9.1	6.6	9.9	7.3	7.6
<b>Foreclosure Sales (REOs)</b>							
Current Month	16	13	16	23	30	41	139
Trailing 3 Months	48	35	45	59	64	84	335
Trailing 12 Months	204	179	178	237	207	329	1,334
<b>Foreclosure Sales (REOs) (As a % of Total)</b>							
Current Month	11.5%	9.4%	11.5%	16.5%	21.6%	29.5%	100.0%
Trailing 3 Months	14.3%	10.4%	13.4%	17.6%	19.1%	25.1%	100.0%
Trailing 12 Months	15.3%	13.4%	13.3%	17.8%	15.5%	24.7%	100.0%
<b>Median Price of Foreclosure/REO Sales</b>							
Current Month	\$139,950	\$215,000	\$74,864	\$175,000	\$92,950	\$180,000	\$148,000
Trailing 3 Months	\$126,750	\$205,000	\$91,000	\$174,000	\$90,778	\$182,750	\$145,000
Trailing 12 Months	\$117,250	\$225,750	\$95,500	\$167,000	\$100,000	\$177,000	\$143,425



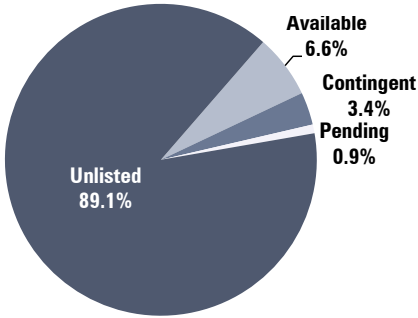


## FORECLOSURE ACTIVITY BY Ward

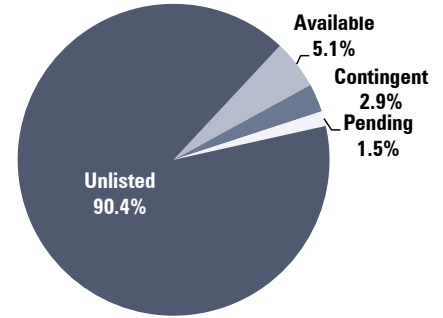
**Ward 1:**  
LISTED STATUS OF BANK-OWNED  
PROPERTIES (REOs)



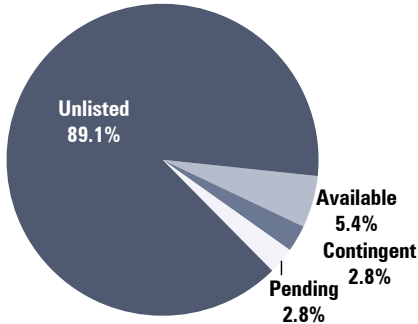
**Ward 2:**  
LISTED STATUS OF BANK-OWNED  
PROPERTIES (REOs)



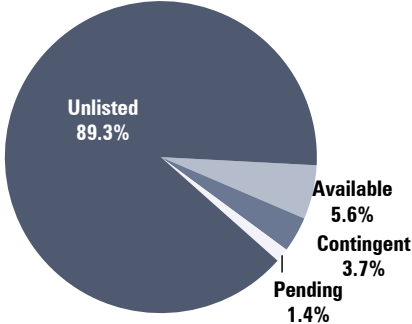
**Ward 3:**  
LISTED STATUS OF BANK-OWNED  
PROPERTIES (REOs)



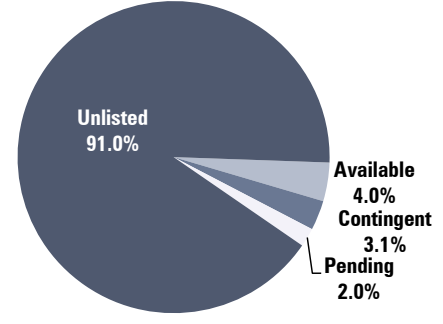
**Ward 4:**  
LISTED STATUS OF BANK-OWNED  
PROPERTIES (REOs)



**Ward 5:**  
LISTED STATUS OF BANK-OWNED  
PROPERTIES (REOs)



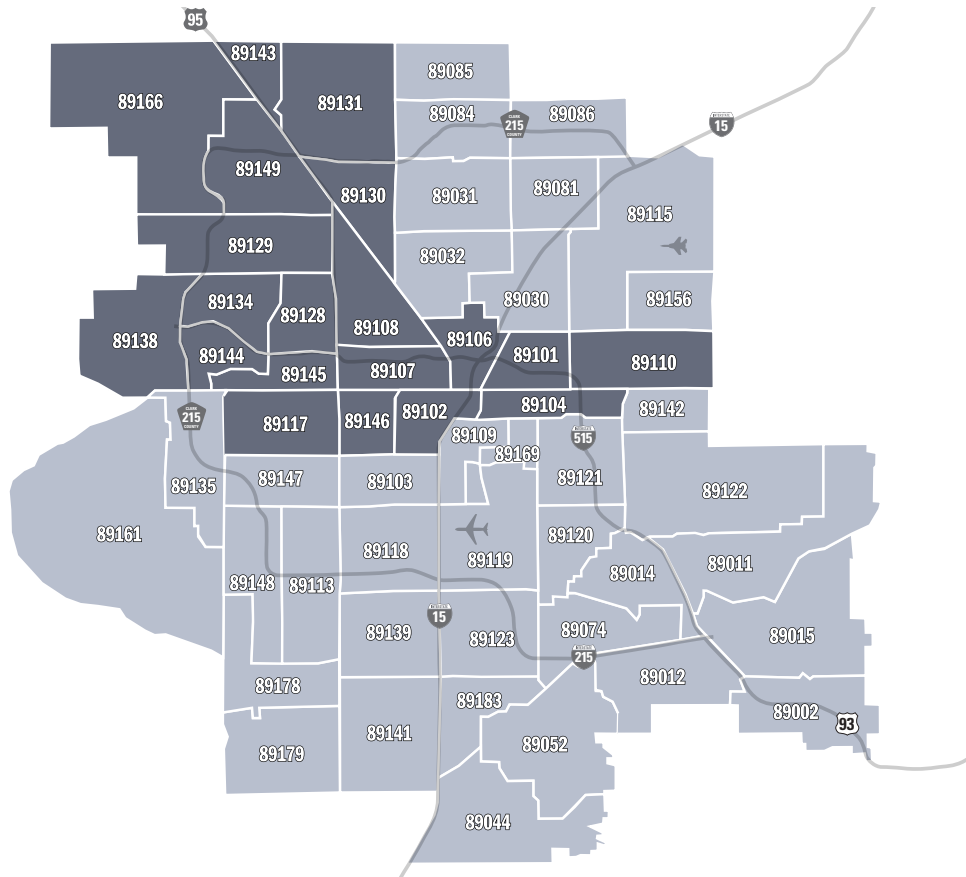
**Ward 6:**  
LISTED STATUS OF BANK-OWNED  
PROPERTIES (REOs)



INVENTORY ANALYSIS	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Total City of Las Vegas
<b>Housing Units</b>							
Number of Housing Units	23,940	34,025	21,753	39,550	23,424	45,644	188,336
As a % of Total Housing Units	12.7%	18.1%	11.6%	21.0%	12.4%	24.2%	100.0%
<b>Bank-Owned Properties (REOs)</b>							
Number of Bank-Owned Properties	564	441	648	650	625	974	3,902
Distribution of Bank-Owned Properties	14.5%	11.3%	16.6%	16.7%	16.0%	25.0%	100.0%
<b>Listed Status of REOs</b>							
Available in the MLS	26	29	33	35	35	39	197
Contingent in the MLS	14	15	19	18	23	30	119
Pending in the MLS	9	4	10	18	9	19	69
Unlisted	515	393	586	579	558	886	3,517
<b>Total</b>	<b>564</b>	<b>441</b>	<b>648</b>	<b>650</b>	<b>625</b>	<b>974</b>	<b>3,902</b>
<b>Listed Status of REOs (As a % of Total)</b>							
Available in the MLS	13.2%	14.7%	16.8%	17.8%	17.8%	19.8%	100.0%
Contingent in the MLS	11.8%	12.6%	16.0%	15.1%	19.3%	25.2%	100.0%
Pending in the MLS	13.0%	5.8%	14.5%	26.1%	13.0%	27.5%	100.0%
Unlisted	14.6%	11.2%	16.7%	16.5%	15.9%	25.2%	100.0%
<b>Total</b>	<b>14.5%</b>	<b>11.3%</b>	<b>16.6%</b>	<b>16.7%</b>	<b>16.0%</b>	<b>25.0%</b>	<b>100.0%</b>
<b>Distribution of Listed Status of REOs</b>							
Available in the MLS	4.6%	6.6%	5.1%	5.4%	5.6%	4.0%	5.0%
Contingent in the MLS	2.5%	3.4%	2.9%	2.8%	3.7%	3.1%	3.0%
Pending in the MLS	1.6%	0.9%	1.5%	2.8%	1.4%	2.0%	1.8%
Unlisted	91.3%	89.1%	90.4%	89.1%	89.3%	91.0%	90.1%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>



## CITY OF LAS VEGAS Zip Codes



## FORECLOSURE RANKINGS BY Zip Code

ZIP CODE FORECLOSURE RANKINGS	Rate of Notices of Default			Rate of Trustee Deeds (Foreclosures)		
	Current Month	Trailing 3 Months	Trailing 12 Months	Current Month	Trailing 3 Months	Trailing 12 Months
89101	14	18	17	9	16	16
89102	16	17	15	4	12	6
89104	8	10	14	5	2	4
89106	6	12	10	8	7	7
89107	5	8	3	1	3	2
89108	2	2	1	3	1	1
89110	10	9	5	11	5	3
89117	13	16	16	15	15	17
89128	17	15	11	2	4	10
89129	7	5	4	10	8	8
89130	9	11	6	12	11	11
89131	12	7	9	13	14	15
89134	19	20	20	16	19	19
89138	15	13	18	20	20	20
89143	4	1	2	19	17	12
89144	20	19	19	17	18	18
89145	3	3	12	7	9	9
89146	11	6	8	14	6	5
89149	18	14	13	18	13	13
89166	1	4	7	6	10	14



## FORECLOSURE ACTIVITY BY Zip Code

PRE-FORECLOSURE ACTIVITY	Housing Units		Notices of Default			Notices of Default (% of Total)			Rate of Default Notices*		
	Total	% of Total	Current Month	Trailing 3 Months	Trailing 12 Months	Current Month	Trailing 3 Months	Trailing 12 Months	Current Month	Trailing 3 Months	Trailing 12 Months
89101	8,450	3.9%	13	26	92	3.5%	2.7%	2.8%	1.5	3.1	10.9
89102	6,539	3.0%	9	23	89	2.4%	2.4%	2.7%	1.4	3.5	13.6
89104	10,534	4.8%	19	47	150	5.1%	4.9%	4.5%	1.8	4.5	14.2
89106	6,884	3.1%	14	30	104	3.7%	3.1%	3.1%	2.0	4.4	15.1
89107	10,557	4.8%	22	49	191	5.9%	5.1%	5.8%	2.1	4.6	18.1
89108	19,581	8.9%	49	120	410	13.0%	12.5%	12.4%	2.5	6.1	20.9
89110	19,294	8.8%	33	87	338	8.8%	9.1%	10.2%	1.7	4.5	17.5
89117	16,648	7.6%	26	59	209	6.9%	6.2%	6.3%	1.6	3.5	12.6
89128	13,611	6.2%	17	52	204	4.5%	5.4%	6.1%	1.2	3.8	15.0
89129	17,784	8.1%	33	90	320	8.8%	9.4%	9.6%	1.9	5.1	18.0
89130	11,077	5.1%	19	49	192	5.1%	5.1%	5.8%	1.7	4.4	17.3
89131	15,939	7.3%	26	75	243	6.9%	7.8%	7.3%	1.6	4.7	15.2
89134	12,822	5.9%	12	25	83	3.2%	2.6%	2.5%	0.9	1.9	6.5
89138	4,758	2.2%	7	19	51	1.9%	2.0%	1.5%	1.5	4.0	10.7
89143	4,300	2.0%	9	29	88	2.4%	3.0%	2.7%	2.1	6.7	20.5
89144	7,606	3.5%	7	19	69	1.9%	2.0%	2.1%	0.9	2.5	9.1
89145	10,283	4.7%	24	60	150	6.4%	6.3%	4.5%	2.3	5.8	14.6
89146	4,685	2.1%	8	23	72	2.1%	2.4%	2.2%	1.7	4.9	15.4
89149	12,698	5.8%	15	49	183	4.0%	5.1%	5.5%	1.2	3.9	14.4
89166	5,118	2.3%	14	26	80	3.7%	2.7%	2.4%	2.7	5.1	15.6

\* (X Per 1,000 Housing Units)

PRE-FORECLOSURE ACTIVITY	Notices of Trustee Sale			Notices of Trustee Sale (% of Total)			Rate of Notices of Trustee*		
	Current Month	Trailing 3 Months	Trailing 12 Months	Current Month	Trailing 3 Months	Trailing 12 Months	Current Month	Trailing 3 Months	Trailing 12 Months
89101	5	20	72	2.5%	3.4%	3.2%	0.6	2.4	8.5
89102	11	21	67	5.6%	3.6%	3.0%	1.7	3.2	10.2
89104	3	23	108	1.5%	4.0%	4.8%	0.3	2.2	10.3
89106	7	18	71	3.6%	3.1%	3.2%	1.0	2.6	10.3
89107	14	42	152	7.1%	7.2%	6.8%	1.3	4.0	14.4
89108	26	76	295	13.2%	13.1%	13.2%	1.3	3.9	15.1
89110	19	64	252	9.6%	11.0%	11.3%	1.0	3.3	13.1
89117	10	39	139	5.1%	6.7%	6.2%	0.6	2.3	8.3
89128	9	35	119	4.6%	6.0%	5.3%	0.7	2.6	8.7
89129	17	49	183	8.6%	8.4%	8.2%	1.0	2.8	10.3
89130	12	27	109	6.1%	4.6%	4.9%	1.1	2.4	9.8
89131	17	34	138	8.6%	5.9%	6.2%	1.1	2.1	8.7
89134	6	15	60	3.0%	2.6%	2.7%	0.5	1.2	4.7
89138	2	7	29	1.0%	1.2%	1.3%	0.4	1.5	6.1
89143	5	15	49	2.5%	2.6%	2.2%	1.2	3.5	11.4
89144	4	11	56	2.0%	1.9%	2.5%	0.5	1.4	7.4
89145	9	29	108	4.6%	5.0%	4.8%	0.9	2.8	10.5
89146	3	13	56	1.5%	2.2%	2.5%	0.6	2.8	12.0
89149	11	25	111	5.6%	4.3%	5.0%	0.9	2.0	8.7
89166	7	18	59	3.6%	3.1%	2.6%	1.4	3.5	11.5

\* (X Per 1,000 Housing Units)





## FORECLOSURE ACTIVITY BY Zip Code

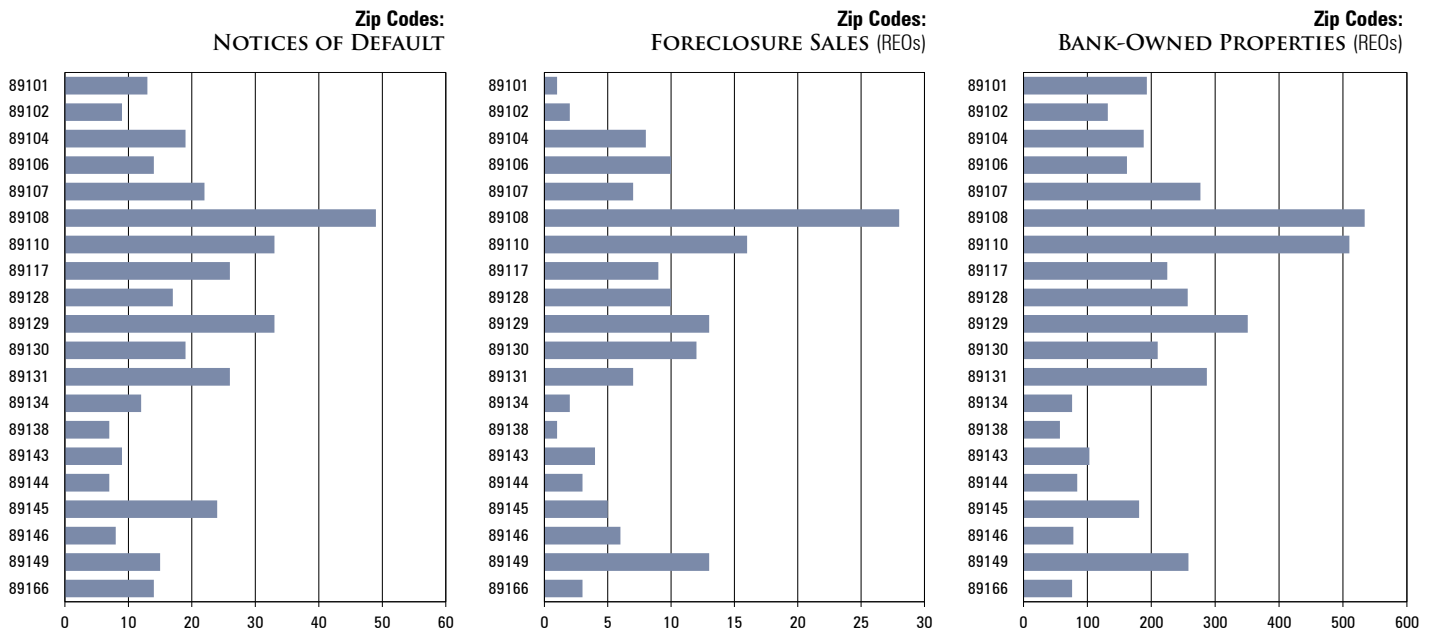
FORECLOSURE ACTIVITY	Housing Units		Trustee Deeds (Foreclosures)			Trustee Deeds (Forecl.) (% of Total)			Rate of Trustee Deeds (Forecl.)*		
	Total	% of Total	Current Month	Trailing 3 Months	Trailing 12 Months	Current Month	Trailing 3 Months	Trailing 12 Months	Current Month	Trailing 3 Months	Trailing 12 Months
89101	8,450	3.9%	6	11	50	4.3%	2.9%	3.0%	0.7	1.3	5.9
89102	6,539	3.0%	6	10	58	4.3%	2.6%	3.5%	0.9	1.5	8.9
89104	10,534	4.8%	9	26	96	6.4%	6.8%	5.8%	0.9	2.5	9.1
89106	6,884	3.1%	5	13	59	3.5%	3.4%	3.6%	0.7	1.9	8.6
89107	10,557	4.8%	14	26	110	9.9%	6.8%	6.6%	1.3	2.5	10.4
89108	19,581	8.9%	18	50	219	12.8%	13.1%	13.2%	0.9	2.6	11.2
89110	19,294	8.8%	13	44	184	9.2%	11.5%	11.1%	0.7	2.3	9.5
89117	16,648	7.6%	7	22	81	5.0%	5.8%	4.9%	0.4	1.3	4.9
89128	13,611	6.2%	13	32	103	9.2%	8.4%	6.2%	1.0	2.4	7.6
89129	17,784	8.1%	12	33	139	8.5%	8.6%	8.4%	0.7	1.9	7.8
89130	11,077	5.1%	6	17	81	4.3%	4.5%	4.9%	0.5	1.5	7.3
89131	15,939	7.3%	8	22	103	5.7%	5.8%	6.2%	0.5	1.4	6.5
89134	12,822	5.9%	4	9	46	2.8%	2.4%	2.8%	0.3	0.7	3.6
89138	4,758	2.2%	0	0	14	0.0%	0.0%	0.8%	0.0	0.0	2.9
89143	4,300	2.0%	1	4	31	0.7%	1.0%	1.9%	0.2	0.9	7.2
89144	7,606	3.5%	2	6	36	1.4%	1.6%	2.2%	0.3	0.8	4.7
89145	10,283	4.7%	8	19	79	5.7%	5.0%	4.8%	0.8	1.8	7.7
89146	4,685	2.1%	2	10	42	1.4%	2.6%	2.5%	0.4	2.1	9.0
89149	12,698	5.8%	3	19	91	2.1%	5.0%	5.5%	0.2	1.5	7.2
89166	5,118	2.3%	4	9	34	2.8%	2.4%	2.1%	0.8	1.8	6.6

\* (X Per 1,000 Housing Units)

FORECLOSURE ACTIVITY	Foreclosure Sales (REOs)			Foreclosure Sales (REOs) (% of Total)			Median Price of Foreclosure/REO Sales		
	Current Month	Trailing 3 Months	Trailing 12 Months	Current Month	Trailing 3 Months	Trailing 12 Months	Current Month	Trailing 3 Months	Trailing 12 Months
89101	1	7	36	0.6%	1.8%	2.3%	\$58,000	\$95,000	\$84,051
89102	2	13	53	1.3%	3.4%	3.4%	\$159,000	\$130,000	\$126,000
89104	8	22	89	5.0%	5.7%	5.7%	\$100,050	\$100,150	\$114,150
89106	10	16	59	6.3%	4.2%	3.8%	\$73,000	\$73,000	\$96,500
89107	7	21	99	4.4%	5.5%	6.4%	\$120,000	\$125,000	\$105,500
89108	28	60	193	17.5%	15.6%	12.5%	\$115,900	\$114,150	\$119,900
89110	16	36	170	10.0%	9.4%	11.0%	\$85,153	\$94,500	\$106,525
89117	9	24	90	5.6%	6.3%	5.8%	\$215,000	\$227,500	\$222,000
89128	10	24	91	6.3%	6.3%	5.9%	\$177,500	\$155,000	\$126,000
89129	13	33	125	8.1%	8.6%	8.1%	\$187,900	\$187,900	\$187,950
89130	12	20	88	7.5%	5.2%	5.7%	\$173,450	\$173,450	\$169,450
89131	7	20	93	4.4%	5.2%	6.0%	\$214,000	\$212,000	\$209,999
89134	2	6	48	1.3%	1.6%	3.1%	\$171,500	\$185,000	\$214,750
89138	1	3	19	0.6%	0.8%	1.2%	\$300,000	\$300,000	\$315,000
89143	4	8	33	2.5%	2.1%	2.1%	\$212,750	\$212,750	\$209,101
89144	3	7	40	1.9%	1.8%	2.6%	\$220,000	\$220,000	\$235,250
89145	5	17	76	3.1%	4.4%	4.9%	\$147,000	\$135,000	\$143,500
89146	6	9	34	3.8%	2.3%	2.2%	\$144,000	\$128,000	\$127,000
89149	13	32	91	8.1%	8.3%	5.9%	\$165,000	\$165,000	\$180,000
89166	3	6	23	1.9%	1.6%	1.5%	\$204,000	\$194,250	\$189,900



## FORECLOSURE ACTIVITY BY Zip Code

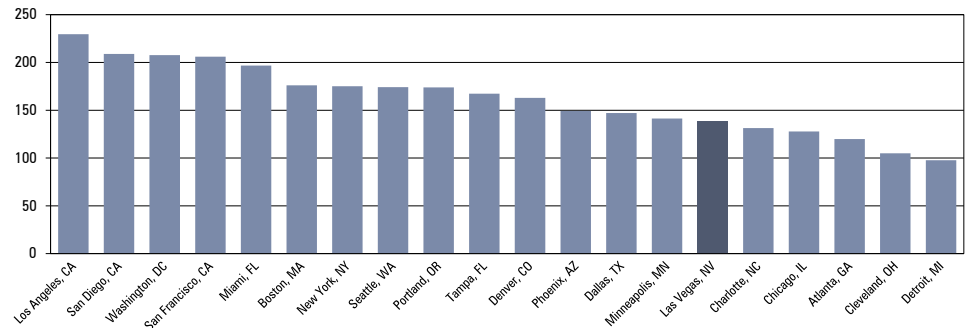


INVENTORY ANALYSIS	Housing Units		REO Properties		Listed Status of REOs				Distribution of Listed Status of REOs			
	Total	% of Total	Number of Properties	% of Housing Units	Available (MLS)	Contingent (MLS)	Pending (MLS)	Unlisted	Available (MLS)	Contingent (MLS)	Pending (MLS)	Unlisted
89101	8,450	3.9%	193	2.3%	8	7	4	174	4.1%	3.6%	2.1%	90.2%
89102	6,539	3.0%	132	2.0%	4	1	1	126	3.0%	0.8%	0.8%	95.5%
89104	10,534	4.8%	188	1.8%	18	7	5	158	9.6%	3.7%	2.7%	84.0%
89106	6,884	3.1%	162	2.4%	5	3	2	152	3.1%	1.9%	1.2%	93.8%
89107	10,557	4.8%	277	2.6%	15	7	5	250	5.4%	2.5%	1.8%	90.3%
89108	19,581	8.9%	534	2.7%	40	25	11	458	7.5%	4.7%	2.1%	85.8%
89110	19,294	8.8%	510	2.6%	24	14	8	464	4.7%	2.7%	1.6%	91.0%
89117	16,648	7.6%	225	1.4%	20	5	5	195	8.9%	2.2%	2.2%	86.7%
89128	13,611	6.2%	257	1.9%	15	8	8	226	5.8%	3.1%	3.1%	87.9%
89129	17,784	8.1%	351	2.0%	17	9	8	317	4.8%	2.6%	2.3%	90.3%
89130	11,077	5.1%	210	1.9%	7	8	5	190	3.3%	3.8%	2.4%	90.5%
89131	15,939	7.3%	287	1.8%	12	10	7	258	4.2%	3.5%	2.4%	89.9%
89134	12,822	5.9%	76	0.6%	1	1	3	71	1.3%	1.3%	3.9%	93.4%
89138	4,758	2.2%	57	1.2%	3	1	1	52	5.3%	1.8%	1.8%	91.2%
89143	4,300	2.0%	103	2.4%	2	3	1	97	1.9%	2.9%	1.0%	94.2%
89144	7,606	3.5%	84	1.1%	5	4		75	6.0%	4.8%	0.0%	89.3%
89145	10,283	4.7%	181	1.8%	10	7	1	163	5.5%	3.9%	0.6%	90.1%
89146	4,685	2.1%	78	1.7%	8	6	1	63	10.3%	7.7%	1.3%	80.8%
89149	12,698	5.8%	258	2.0%	14	5	2	237	5.4%	1.9%	0.8%	91.9%
89166	5,118	2.3%	76	1.5%	5	4	2	65	6.6%	5.3%	2.6%	85.5%

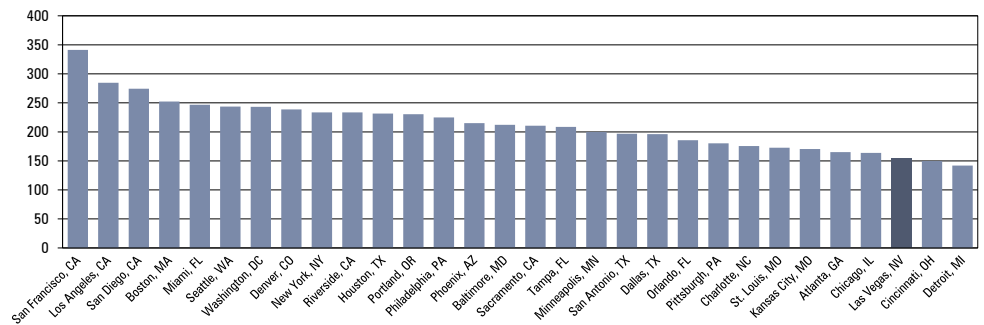


## RANKINGS

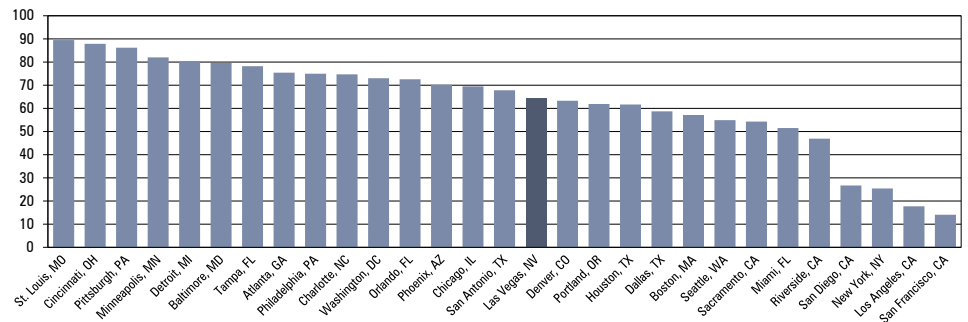
**S&P/Case-Shiller Home Price Indices:**  
SELECT METROPOLITAN AREAS (Mar-15)



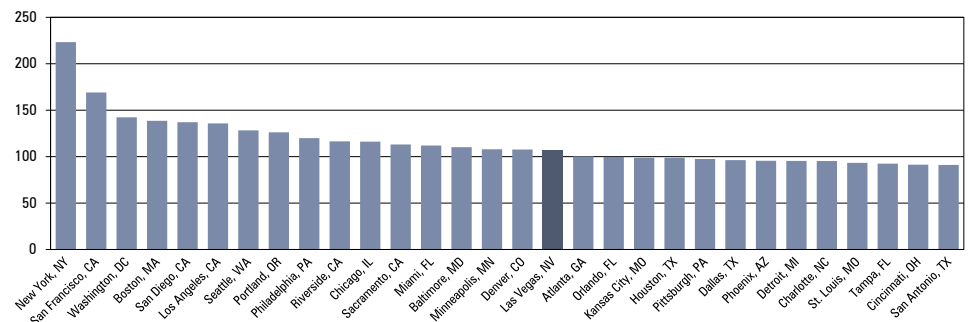
**Housing Price Index:**  
LARGEST METROPOLITAN AREAS  
(Q1 2015)



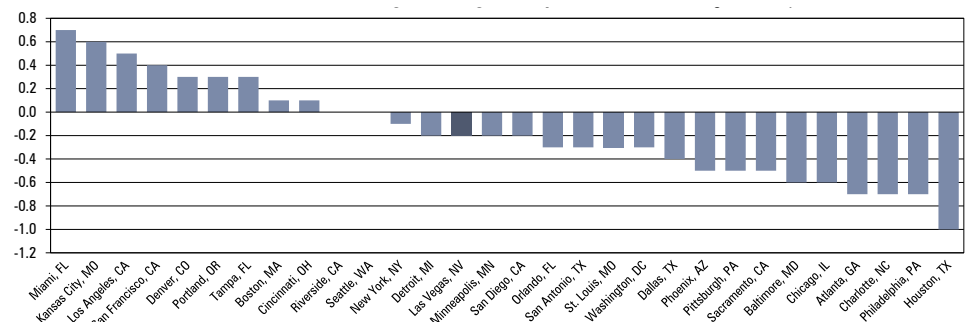
**NAHB/Wells Fargo Housing Opportunity Index:**  
LARGEST METROPOLITAN AREAS  
(Q1 2015)



**Cost of Living Index:**  
LARGEST METROPOLITAN AREAS  
(Q1 2015)



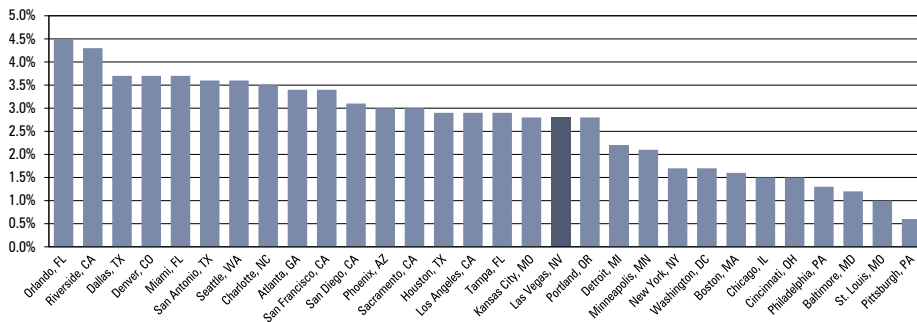
**Change in Average Weekly Hours Worked:**  
LARGEST METROPOLITAN AREAS  
(Mar-15)



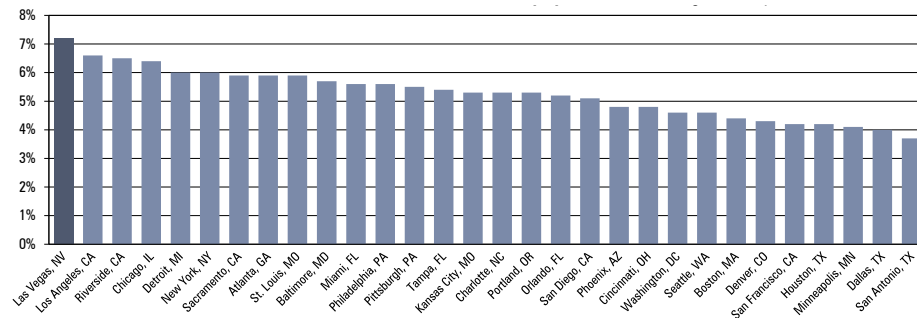




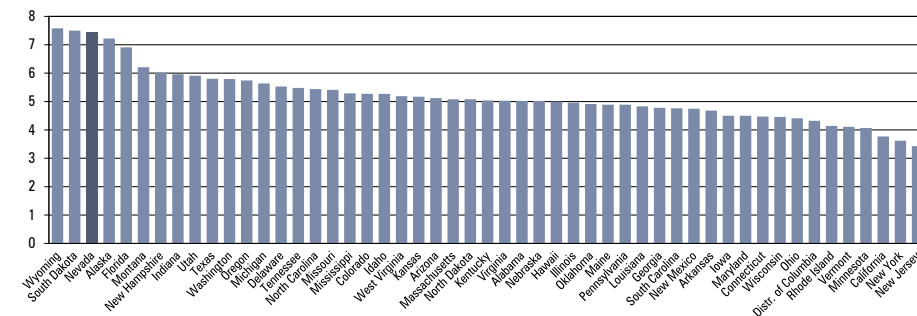
## RANKINGS



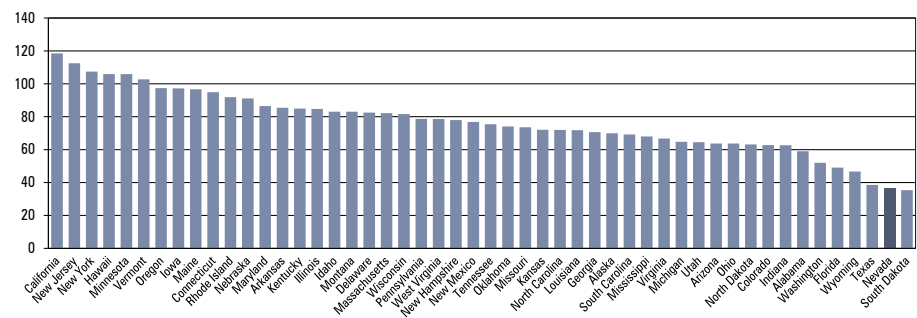
**Year-Over-Year Employment Growth:**  
LARGEST METROPOLITAN AREAS  
(Mar-15)



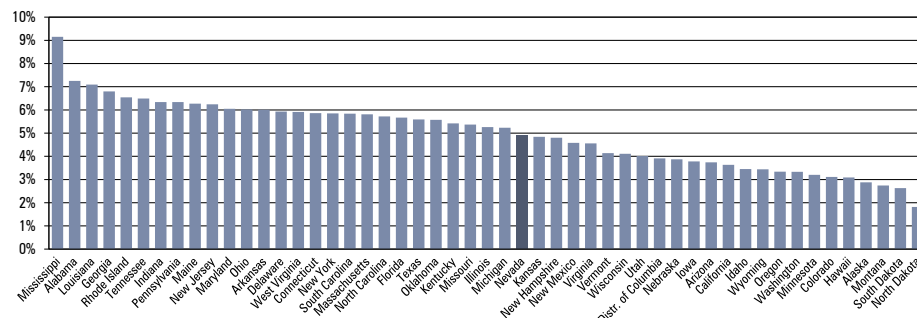
**Unemployment Rates:**  
LARGEST METROPOLITAN AREAS  
(Mar-15)



**State Business Tax Climate Index:**  
BY STATE (FY 2015)



**Small Business Survival Index:**  
RANKED FROM LEAST FRIENDLY TO  
FRIENDLIEST POLICY ENVIRONMENTS  
FOR ENTREPRENEURSHIP (2014)



**National Delinquency Survey:**  
PERCENT OF LOANS WITH INSTALLMENTS  
PAST DUE (Q1 2015)



## Glossary

TERM	DEFINITION	SOURCE
NUMBER OF HOUSING UNITS	The count of dwelling units, regardless of occupancy status; includes single family homes, townhomes, condominiums, plex units, and mobile homes (excludes apartments and timeshares).	Clark County Assessor and Clark County Comprehensive Planning
FORECLOSURE NOTICES OF DEFAULT	The count of notices of default, breaches, lis pendens; not all filings/notices result in foreclosure transactions.	Clark County Recorder's Office and Applied Analysis
FORECLOSURE NOTICE OF TRUSTEE SALE	The count of notices of trustee sale, notice of foreclosure sale; not all filings/notices result in foreclosure transactions.	Clark County Recorder's Office and Applied Analysis
RATE OF FORECLOSURE FILINGS/NOTICES (X PER 1,000 HOUSING UNITS)	The ratio of the total number of foreclosure filings/notices divided by housing units; stated otherwise, X in every 1,000 number of housing units received a foreclosure filing/notice.	Computed by Applied Analysis
TRUSTEE DEED (FORECLOSURE) TRANSACTIONS	The count of homes that are sold in a trustee sale to a financial institution (e.g., lender or mortgage company); also known as a bank repossession.	Clark County Recorder's Office, Clark County Assessor's Office and Applied Analysis
SALES OF FORECLOSURES (REOS)	The count of homes that are sold by a bank to a third party (REO indicates Real Estate Owned by a financial institution/lender).	Clark County Assessor's Office and Applied Analysis
FORECLOSURE (REO) SALES	The number of bank-owned homes sold to third parties during the reporting period.	Computed by Applied Analysis
NUMBER OF BANK-OWNED PROPERTIES (REOS)	The count of foreclosure transactions (bank repossessions) that have not been resold to a third party as of the report date.	Computed by Applied Analysis
LISTED STATUS OF BANK-OWNED PROPERTIES (REOS)	Estimated number of REOs classified by status as noted in the Greater Las Vegas Association of Realtors (GLVAR) Multiple Listing Service (MLS): -- available indicates generally marketed without a contract in place; -- contingent indicates a contract is in place but is subject to conditions before closing; -- pending indicates a contract is in place with no material conditions and is awaiting customary closing procedures to complete; and -- not listed suggests the property is not listed in the MLS.	Computed by Applied Analysis based on MLS

**Note** - Totals for zip codes within the City of Las Vegas may not equal City of Las Vegas totals in other portions of this report as the incorporated city boundaries do not follow zip code boundaries in all areas. The latest available information contained herein has been obtained from various sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.





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Applied Analysis is a Nevada-based advisory services firm founded in 1997. We are an information and analysis resource for both the public and private sectors. Our team has extensive experience in economics, real estate, hospitality, gaming, information technology and finance. We apply this knowledge in an effort to develop creative solutions to our client's challenges. To put it simply, we are a solutions resource. Our firm is guided by our core values — integrity, diligence and dedication. Our future is branded by the success of our clients and the quality of our professionals. Our commitment lies therein.